
VILLAGE OF WILLOW SPRINGS COOK COUNTY, ILLINOIS

ORDINANCE NUMBER 2020-O-08

AN ORDINANCE OF THE VILLAGE OF WILLOW SPRINGS PROPOSING
THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 1 FOR SITE
IMPROVEMENTS FOR PHASE A OF THE WILLOW GLEN
REDEVELOPMENT PROJECT, PROVIDING FOR A PUBLIC HEARING,
AND OTHER PROCEDURES IN CONNECTION THEREWITH

JOHN M. CARPINO, Village President

MARY JANE MANNELLA, Village Clerk

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TRUSTEES

VILLAGE OF WILLOW SPRINGS

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BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willow Springs, Cook County, Illinois, as follows:

SECTION 1. AUTHORITY TO ESTABLISH SPECIAL SERVICE AREAS: That the Village of Willow Springs (the "Village") has authority pursuant to Article VII, Section 7 of the Illinois Constitution of 1970 to provide special services to contiguous areas within its corporate limits and within the corporate limits of other consenting municipalities; and to provide the manner of levying and imposing additional taxes to pay the cost of special services in accordance with the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.*

SECTION 2. FINDINGS: This Board of Trustees finds as follows:

(a) It is in the public interest that the creation of a special service area (the "SSA") for the purposes set forth herein be considered;

(b) The SSA is compact and contiguous and is located within the Village in the following described territory:

Lots 10 through 20, inclusive, in the S. T. Cooper's Addition to Willow Springs in the Northeast ¼ of Section 5, Township 37 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded October 2, 1916 as Document No. 5961725; and all of the adjacent right-of-way of Archer Avenue lying south thereof, in Cook County, Illinois.

PINs:	23-05-201-019-0000	23-05-201-026-0000
	23-05-201-020-0000	23-05-201-044-0000
	23-05-201-021-0000	23-05-201-045-0000
	23-05-201-022-0000	23-05-201-052-0000
	23-05-201-024-0000	23-05-201-053-0000
	23-05-201-025-0000	

(c) The approximate boundaries of the SSA by street location are: Archer Avenue on the south; the GM&O Railroad right-of-way on the north; a line 977.63 feet west of the west right-of-way line of Colonel Avenue on the east; and a line 2,087.07 feet west of the west right-of-way line of Colonel Avenue on the west, as depicted in the map attached hereto;

(d) The SSA will specially benefit from the new construction and maintenance of site improvements including grading, right-of-way improvements, roadways, parking areas, water service, sanitary sewer service, storm sewer service, and storm water retention; engineering services; architectural services; and other services necessary in connection with the construction of Phase A of the Willow Glen Development (the "Project") which is in addition to municipal services generally provided by the Village as a whole; and it is in the best interest of the SSA that the issuance of bonds in the SSA be considered to fund the cost of the Project. Except for that portion of the Project conveyed, transferred, or easement rights granted to the Village, or located within the public right-of-way of Archer Avenue, the maintenance of the Project will be the responsibility of the owners of land within the SSA after the life of any special service area bonds issued; and

(e) Funds received through the SSA may be used by Archer Avenue Development LLC, the Developer of the Project, or its assigns.

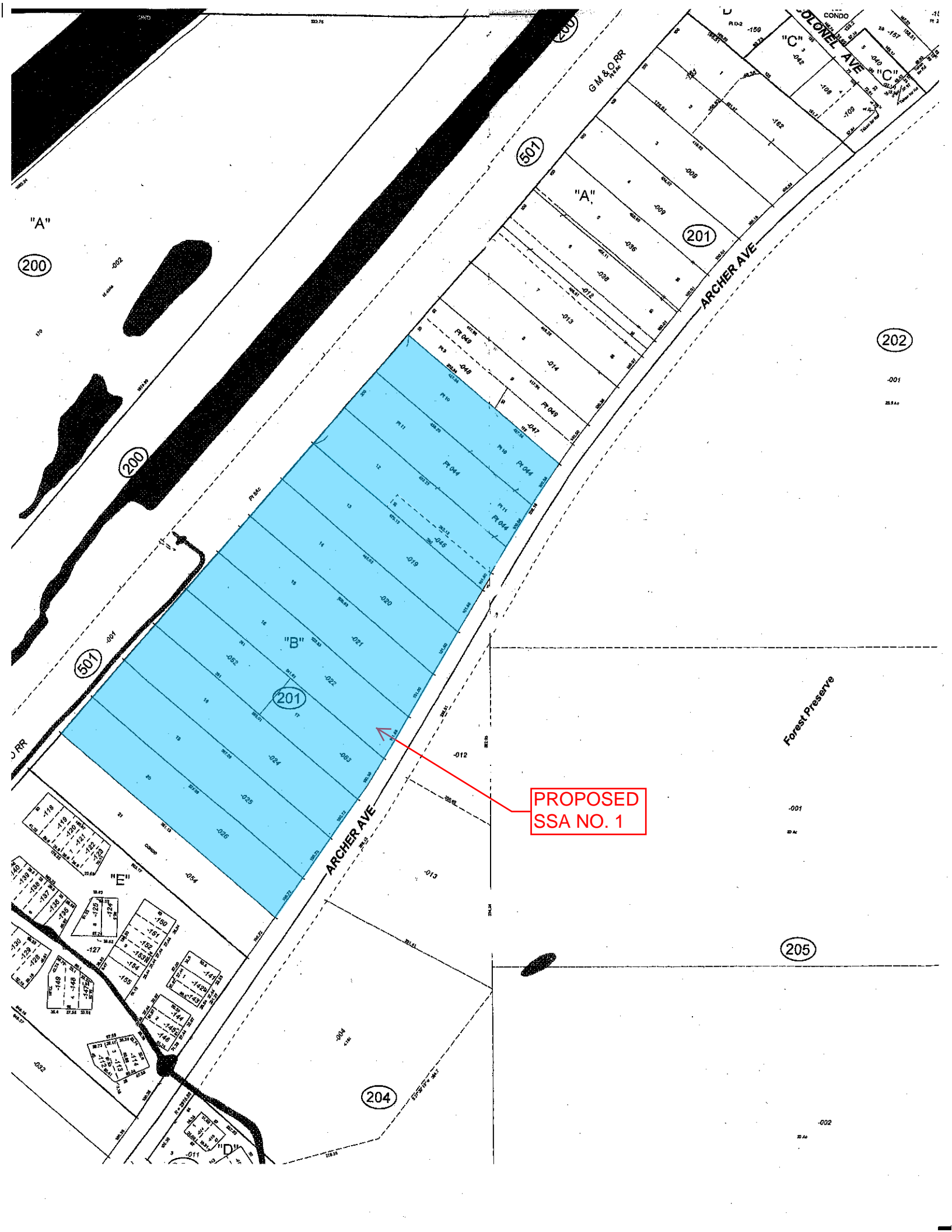
SECTION 3. PUBLIC HEARING: That a public hearing, conducted by the Village Administrator, shall be held at 6:30 p.m. on March 30, 2020, in the Boardroom of the Village Hall, One Village Circle, Willow Springs, Illinois, to consider the creation of Special Service Area No. 1. At the public hearing, the Village will consider:

(a) the creation of the SSA;

(b) the levy or imposition of a tax levy in the SSA in the amount of \$300,000 for special services for the initial year for which taxes will be levied. There is no maximum rate of taxes to be extended within the SSA in any year, and there is no maximum numbers of years taxes will be levied; and

(c) the issuance of bonds for providing special services in an amount not to exceed \$7,000,000 to be paid over not more than 35 years and bearing interest at a rate not to exceed 8% per annum. Bonds, when so issued, shall be retired by the levy of taxes against all taxable property only in the SSA. No bonds shall be a general obligation or liability of the Village.

SECTION 4. NOTICE OF HEARING: Notice of hearing, in substantially the form attached hereto, shall be published at least once not less than 15 days prior to the public hearing in one or more newspapers in general circulation in the Village. In addition, notice by mailing shall be given by depositing said notice in the U. S. mail, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed SSA. Said Notice shall be mailed not less than 10 days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the Notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.



SECTION 5. EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Willow Springs this 12th day of March, 2020.

	PRESENT	ABSENT	YES	NO	ABSTAIN
Trustee Birks	✓		✓		
Trustee Carr	✓		✓		
Trustee Kennedy	✓		✓		
Trustee Moon	✓		✓		
Trustee Neddermeyer	✓		✓		
Trustee Posch	✓		✓		
Village President Carpino		✓			
TOTAL	6	1	6	Ø	Ø


MARY JANE MANNELLA, Village Clerk

APPROVED by me this 12th
day of March, 2020.


JOHN M. CARPINO, Village President



NOTICE OF PUBLIC HEARING
VILLAGE OF WILLOW SPRINGS SPECIAL SERVICE AREA NO. 1

Notice is hereby given that on Monday, March 30, 2020, at 6:30 p.m. in the Boardroom at the Village Hall, One Village Circle, Willow Springs, Illinois, a public hearing will be conducted to consider the creation of Special Service Area No. 1 (the “SSA”), for the following described territory:

Lots 10 through 20, inclusive, in the S. T. Cooper’s Addition to Willow Springs in the Northeast ¼ of Section 5, Township 37 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded October 2, 1916 as Document No. 5961725; and all of the adjacent right-of-way of Archer Avenue lying south thereof, in Cook County, Illinois.

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The approximate boundaries of the SSA by street location are: Archer Avenue on the south; the GM&O Railroad right-of-way on the north; a line 977.63 feet west of the west right-of-way line of Colonel Avenue on the east; and a line 2,087.07 feet west of the west right-of-way line of Colonel Avenue on the west.

The purpose of the formation of Willow Springs Special Service Area No. 1 is for the new construction and maintenance of site improvements including grading, right-of-way improvements, roadways, parking areas, water service, sanitary sewer service, storm sewer service, and storm water retention; engineering services; architectural services; and other services necessary in connection with the construction of Phase A of the Willow Glen Development (the “Project”). Except for that portion of the Project conveyed, transferred, or easement rights granted to the Village, or located within the public right-of-way of Archer Avenue, the maintenance of the Project will be the responsibility of the owners of land within the SSA after the life of any special service area bonds issued.

The public hearing will also be conducted to consider the levy or imposition of a tax levy in the SSA in the amount of \$300,000 for special services for the initial year for which taxes will be levied. There is no maximum rate of taxes to be extended within the SSA in any year, and there is no maximum numbers of years taxes will be levied.

The public hearing will also be conducted to consider the issuance of bonds in an amount not to exceed \$7,000,000 payable over not more than 35 years at an interest rate not to exceed 8%. Bonds issued may be secured by the full faith and credit of the SSA and when so issued shall be retired by the levy of taxes against all taxable property included within the proposed SSA as provided in the ordinance authorizing the issuance of the bonds or by the imposition of another tax within the proposed SSA. Bonds, when so issued, shall be retired by the levy of taxes against all taxable property only in the SSA. No bonds shall be a general obligation or liability of the Village.

All interested persons, including all persons owning taxable property located within the proposed SSA, will be given an opportunity to be heard at the public hearing and an opportunity to file objections to the formation of the SSA and the issuance of bonds. The public hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene.

If a petition signed by at least 51% of the electors residing within the SSA and by at least 51% of the owners of record of the land included within the boundaries of the SSA is filed with the Village Clerk within 60 days following the final adjournment of the public hearing objecting to the creation of the SSA, or the issuance of bonds for the provision of special services to the proposed SSA, no such special service area may be created or no such bonds may be issued.

MARY JANE MANNELLA, Village Clerk